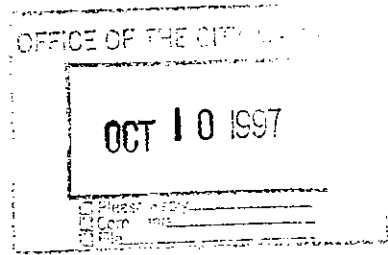


October 8, 1997



Chris Cherches  
13th Floor/City Managers Office  
City of Wichita  
455 North Main  
Wichita, Kansas 67202

Dear Mr. Cherches,

Please find attached a blueprint for the site of Rainbows United, Kids Cove. As I'm sure you know, Rainbows United offers services children with developmental disabilities and their families. My firm is a consultant for Rainbows, designing various graphics, both print and environmental.

During the construction phase of this facility, the main site marker was inadvertently located on city property, as marked on the attached print. We have requested a Minor Street Privilege Permit, from Mike Lindaback, the city engineer, and were denied. We were informed that you, as the city manager, could make a different determination on this matter.

The school is located in a cul-de-sac, several hundred feet off 21st Street, and without this sign location, would be very difficult to locate. Also, there will be some financial hardship for Rainbows, in moving this location.

We are requesting that you grant a Minor Street Privilege Permit for this location. We understand that there will be some additional ramifications, an Annual Rent on the land, and an Insurance Rider, covering any liability on this property.

Thank you for taking the time to review this matter. Please feel free to contact me at the numbers listed below at any time, to answer any questions you might have.

Development Assistance Center  
**interoffice**  
M E M O R A N D U M

OFFICE OF THE CITY MANAGER

OCT 15 1997

to: Chris Cherches  
from: Terry Kollmaier *TK*  
subject: Rainbows United - request for Minor Street Privilege Permit  
date: October 13, 1997

*21st*  
*LAKEVIEW*  
*CHERCHES*

Comments  
File

After talking with City staff about the request that you received from Dana Britton for a Minor Street Privilege Permit which would allow Rainbows United to locate their sign in public right of way, I have the following information.

Mike Lindebak has been directly involved with this project and indicates that the problem is that the sign was incorrectly located in the public right of way by Dana Britton's company who is doing the signage and graphics work for Rainbows United. Rather than relocate the sign to private property, Dana is requested a Minor Street Privilege Permit.

Dana indicates that relocating this sign would cause a hardship for Rainbows. From viewing the site plan which was enclosed with Dana's letter, it seems to me that relocating the sign to private property would not adversely affect the public's ability to find the center. The building is located off of 21st Street at the end of a cul de sac. This location, itself, makes the building difficult to locate. In order to find the building, Rainbows' clients would need to know the precise location. Whether the sign is located on right of way or on adjacent private property doesn't seem to be a factor in clients' ability to locate the building.

You have the option of authorizing this permit to be issued. However, there are some ramifications for your consideration. If Rainbows is allowed to locate this sign on public property, this would be a precedent setting decision as there haven't been situations like this where Minor Street Privilege Permits have been issued. In his letter, Dana mentions the annual rent on the land and the insurance rider covering any liability on the property. The Annual permit fee for a sign in City right of way is \$25. The liability issue is covered by Rainbows adding the City of Wichita as an additional insured on the policy. It seems that, in the long run, it would be more advantageous to Rainbows to correct the sign placement at this point rather than become obligated to the City for the annual permit fee and to include the City as an additional insured on the liability insurance policy.

OF WICHITA  
City Office  
MEMORANDUM

To: Terry Kollmai /Mike Lindebak  
From: City Manager's Office  
Subject: Minor St. Permit - Rainbows United  
Date: October 22, 1997

I have reviewed this proposed Minor Street Permit issue at Lakeway Circle off of 21st St.

I presume they wanted it placed at this location for visibility from 21st street - they certainly accomplished that....since you cannot miss it!

There does not seem to be a problem to provide a temporary MSPermit to allow this sign to remain at this location; however, it should be under conditions that:

1. Understanding that this location is temporary - that is, until the remaining parcels of land develop adjacent to this property and along Lakeway Circle. [Once development occurs, then this sign should be relocated back onto Rainbows property where there exists space now].

2. Provide full responsibility for any damage or situations that may develop involving this private sign on public land. *or more of sign*

3. Owner will remove within thirty (30) days of written notice by the City to do so.

4. Other conditions pertaining to MSP be in compliance.

I would agree that it would be easier and less expensive to relocate the sign now and not wait for the future; however, this can be their decision. Ultimately, the sign will have to be relocated since I presume the other property developers in the area will be affected. If these (above) conditions are agreed to and met, along with other requirements necessary from public works, then I have no problem ....knowing that temporary means not permanent and subject to termination in the future.

*[Signature]*  
Feb-5-97

*to Terry & mgr  
ok & see*


RECEIVED  
OCT 27 1997  
CITY - ENGINEERING

THE CITY OF WICHITA  
Office of City Engineer

DATE October 30, 1997

TO: Chris Cherches/Terry Kollmai

FROM: Mike Lindebak, City Engineer

 SUBJECT: Minor Street Permit --  
Rainbows United

I concur with your recommendations to allow continued temporary placement of the sign on street right-of-way at Lakeway Circle off of 21st Street until such time that the remaining parcels of land develop adjacent to this property and along Lakeway Circle.

I recommend adding a maximum time limit of five years.

cc: Steve Lackey, Director of Public Works

Date 11/5/1997

*MSP # 9014*

Mr. Mike Lindebak, P.E.  
City Engineer  
Engineering Division  
City Hall - Seventh Floor  
455 North Main  
Wichita, Kansas 67202

Dear Mr. Lindebak:

I request permission to RETAIN POSITION OF CURRENT SITE LOCATION  
SIGN

in the City street right-of-way adjacent to my property addressed as \_\_\_\_\_  
2258 N LAKEWAY CIRCLE 67205 in accordance with the enclosed  
plans, drawings and/or photographs.

The legal description of my property at this address is as follows: FIND ATTACHED

Lot: 13 Block: 2  
Addition: Horseshoe Lake

-or-

Metes and bounds description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is requested that the annual permit fee in connection with this Minor Street Privilege request be waived as the installation is intended for the purpose of beautification. I understand there will be a one-time administrative charge of \$ 50.00(remittance attached) per address.

I agree to maintain liability insurance with the City of Wichita in the amount required by the City Attorney to hold the City harmless from any liability for personal injury or property damage, either public or private, that may occur due to the installation and maintenance of the encroachment (certificate of insurance enclosed).

Sincerely,

*Richard Bokoruy, Jr.*  
Property Owner  
*Ranbokus United, Inc.*

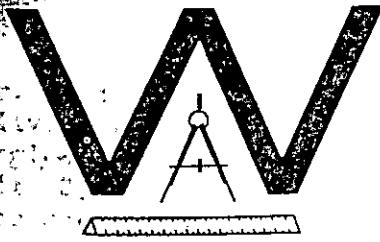
(316) 684-7060  
Telephone Number

**Dana Britton**  
Art Director

- P 316.267.9401
- F 316.267.9426
- C 316.737.0832
- PG 316.529.6610
- E dcb401@southwind.net



THE CITY OF WICHITA



CITY ENGINEER'S OFFICE  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501  
(316) 268-4114 FAX

December 4 , 1997

Ms. Lorraine Beckorny for  
Rainbows United, Inc.  
2258 Lakeway Circle  
Wichita, KS 67205

Re: Minor Street Permit #9014  
monument sign: 2258 Lakeway

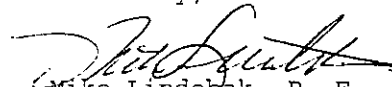
Dear Ms. Beckorny:

Your request to install a monument sign on street right-of-way adjacent to 2258 Lakeway Circle is hereby approved in accordance with Chapter 10.08 of the Code of the City of Wichita, Kansas.

Approval of this minor street privilege permit is subject to the conditions provided by City Code and as outlined in the enclosed list of Conditions. Approval of this permit is valid until such time that the remaining parcels of land develop adjacent to your property and along Lakeway Circle. This permit shall be valid for a maximum of five years.

The annual permit fee normally associated with issuance of a minor street privilege permit is hereby waived for the purpose of beautification.

Sincerely,

  
Mike Lindebak, P. E.  
City Engineer

enc.

cc: Steve Lackey, Director of Public Works  
Mark Ligons, Street Inspector Supervisor  
City Clerk  
Office of Central Inspection

CITY OF WICHITA  
ENGINEERING DIVISION  
MINOR STREET PRIVILEGE PERMIT

PERMIT NO. 9014 (expires on or before 12-04-2002) December 4, 1997

Revenue Management - City Hall Express:

Following is information concerning a requested MINOR STREET PRIVILEGE:

ADDRESS 2258 Lakeway Circle

Legal Description: Lot 13, Blk 2, Horseshoe Lake Addn

Type of Privilege: monument sign

Annual Permit Fee waived for beautification

Administrative Charge \$50.00 Receipt No. 15877 dated 11-17-97

Bond or Liability Insurance Provided yes

Approved by City Attorney as to form yes

Name of Applicant: Rainbows United Inc.

Mailing Address: 2258 Lakeway Circle, Wichita, KS 67205

  
Mike Lindebak, P. E.  
City Engineer

cc:City Clerk

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

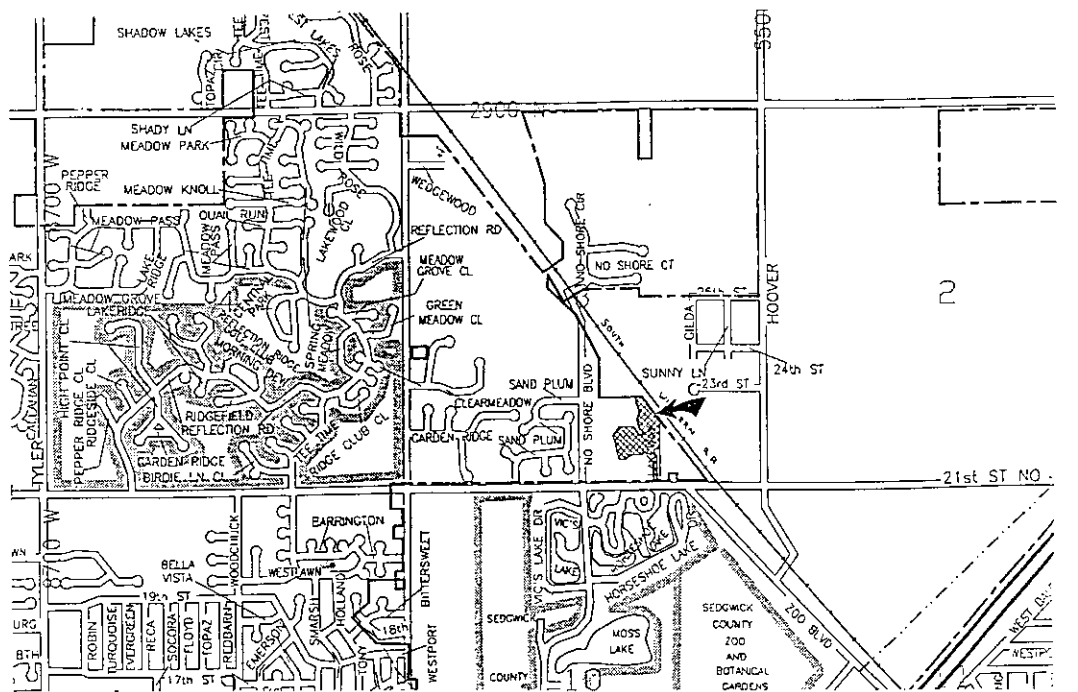
**AGENDA ITEM NO. 8.**

**February 5, 1998**

**STAFF REPORT  
(Preliminary Plat)**

- CASE NUMBER:** S/D 98-4 - HORSESHOE LAKE 2ND ADDITION
- OWNER/APPLICANT:** Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** West of Hoover, North side of 21st Street North
- SITE SIZE:** 10 acres
- NUMBER OF LOTS**
- |              |           |
|--------------|-----------|
| Residential: | 26        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>26</u> |
- MINIMUM LOT AREA:** 10,000 square feet
- CURRENT ZONING:** GO, General Office
- PROPOSED ZONING:** TF-3, Two-Family Residential

**VICINITY MAP**



Note: This is a replat of Lot 12, Block 2 of the Horseshoe Lake Addition. This site is governed by the Horseshoe Lake CUP (DP-75 Amendment #1).

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if guarantees are required for sanitary sewer or City water to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The final plat tracing shall reference a tie point to the section corner.
- V. Unified maintenance of the adjoining lake in Reserve F of the Horseshoe Lake Addition should occur; consisting of homeowners in both Additions.

owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- I. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets.
- J. **Fire Department** needs to comment on the acceptability of the cul-de-sac access. Lakeway Court (approx. 650 feet) exceeds the maximum length of 600 feet as specified in the Subdivision regulations.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L, **Fire Department** needs to comment on the acceptability of the street names.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

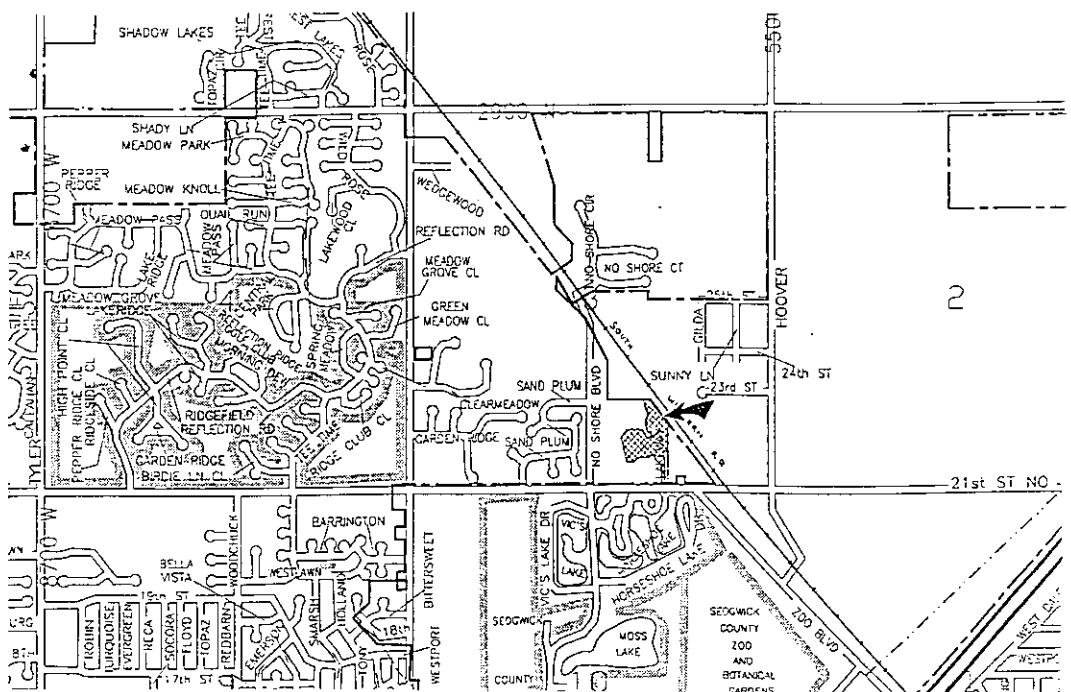
March 5, 1998

**STAFF REPORT**  
(Final Plat, Preliminary Plat approved 2/5/98)

- CASE NUMBER:** S/D 98-4 - HORSESHOE LAKE 2ND ADDITION
- OWNER/APPLICANT:** Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** West of Hoover, North side of 21st Street North
- SITE SIZE:** 10 acres
- NUMBER OF LOTS**
- |              |           |
|--------------|-----------|
| Residential: | 26        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>26</u> |
- MINIMUM LOT AREA:** 10,000 square feet
- CURRENT ZONING:** GO, General Office
- PROPOSED ZONING:** Same

*Mark to Seal*

**VICINITY MAP**



Note: This is a replat of Lot 12, Block 2 of the Horseshoe Lake Addition. This site is governed by the Horseshoe Lake CUP (DP-75 Amendment #1) which permits residential uses on this portion of the CUP.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for sanitary sewer or City water to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept. *The drainage concept is approved.*  
City Engineering needs to comment on the status of the drainage plan.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- I. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. *Traffic Engineering will meet with applicant to discuss the need for the elimination of the turnaround at the end of the existing street.*
- J. **Fire Department** needs to comment on the acceptability of the cul-de-sac access. Lakeway Court (approx. 650 feet) exceeds the maximum length of 600 feet as specified in the Subdivision regulations. *The street length is acceptable.*
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L, **Fire Department** needs to comment on the acceptability of the street names. *The names of Lakeway Court and Lakeway Circle should be transposed.* The final plat has denoted said revision.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **The representatives from Southwestern Bell and KGE have requested additional easements.** The easements have been denoted on the final plat.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. "Section 24" should be corrected to read "section 3" in the surveyor's certification.
- V. Unified maintenance of the adjoining lake in Reserve F of the Horseshoe Lake Addition should occur; consisting of homeowners in both Additions.
- W. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- X. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-75 Amendment #1.

Residential  
Commercial  
regidition  
extended cul-de-sac  
in Tall Grass  
make apt.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
AGENDA

March 12, 1998

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on March 12, 1998, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas, beginning at 12:30 p.m.

The following items will be considered:

1. Solid Waste Transfer Station Planning (Susan Ehrlenwein, Sedgwick County)
2. Approval of Minutes for January 29, 1998.
3. Consideration of Subdivision Committee recommendations from their meeting of March 5, 1998. James Miner, John McKay, George Platt, Frank Garofalo, and Mike Goebel were present. Harley Miles was absent.

Agenda Item 3-1 (V-2065), Approved, 5-0; Agenda Item 3-2 (V-2071), Approved, 5-0; Agenda Item 3-3 (V-2074), Approved, 5-0; Agenda item 3-4 (S/D 97-89), Approved, 5-0; Agenda Item 3-5 (S/D 95-34), Approved, 5-0; Agenda Item 3-6 (S/D 98-4), Approved, 5-0; Agenda Item 3-7 (S/D 98-1), Approved, 4-1 (Garafalo opposed due to location not good for housing and MH zoning issues); Agenda Item 3-8 (S/D 98-18), Approved, 5-0; Agenda Item 3-9 (S/D 98-20), Approved, 5-0; Agenda Item 3-10 (D-1725), Approved, 5-0; Agenda Item 3-11 (D-1726), Approved, 5-0.

Copies of their recommendations furnished to the Planning Commission.

**NOTE:** ITEMS 3-1 through 3-11 MAY BE TAKEN IN ONE MOTION, UNLESS THERE ARE QUESTIONS OR COMMENTS.

- 3-1. V-2065-Vacation of a portion of Dugan Street, described as: That portion of Dugan Street in Prospect Park Addition, Sedgwick County, Kansas, east of and adjacent to Lot 8, Block L, of Prospect Park Addition; and the 15-foot platted building setback along the east property line of said Lot 8, Block L, Prospect Park Addition. Located north of MacArthur Street and west of Hoover Street.
- 3-2. V-2071-Vacation of Controlled Access Easement described as: Vacate the Complete Access Control along Ridge Road on Lot 1, Block 1 of Silver Springs Addition to the City of Wichita, Sedgwick County, Kansas; and replace with Complete Access Control except for 1 opening 65-feet in width that is located 188.5 feet north of the SW corner of said Lot 1, Block 1 of Silver Springs Addition. Located on the east side of Ridge Road and north of Silver Springs Boulevard, approximately 1/2 mile north of Central Avenue.
- 3-3. V-2074-Vacation of Access Control described as: The south 30 feet of Lot 2, R & L Carpenter 3rd Addition, Wichita, Sedgwick County, Kansas. Located north of 37th Street North, on the east side of Woodlawn.
- 3-4. S/D 97-89-One-Step Final Plat of HEARTLAND ACRES ADDITION, located on the east side of 103rd Street West, south of 95th Street South. (Note: This item was deferred at the 12/11/97, 01/08/98, 01/22/98, 02/05/98 and 02/19/98 S/D meetings. Plats were handed out on 12/04/97.)  
 Surveyor/Engineer: Abbott Surveys, Planning & Civil Design  
 Agent: Benchmark Land Survey  
 Acreage: 19.45 Acre(s)  
 Total Lots: 3 Lot(s)
- 3-5. S/D 95-34-Final Plat of BAY COUNTRY 2ND ADDITION, located South of Central and west of 119th Street West.  
 Engineer/Agent: Baughman Company, P.A.  
 Acreage: 20.75 Acre(s)  
 Total Lots: 40 Lot(s)
- 3-6. S/D 98-4-Final Plat of HORSESHOE LAKE 2ND ADDITION, located west of Hoover, north side of 21st Street North.  
 Engineer/Agent: Baughman Company, P.A.  
 Acreage: 10 Acre(s)  
 Total Lots: 26 Lot(s)



$$30 \times 2 = 60 \times 100,000 = 6,000,000$$

$$\frac{600}{10,000,000,000} \quad \$ 600 / \text{unit}$$

6 million  
Rashed  
8-5  
we lost  
54  
made our  
point.

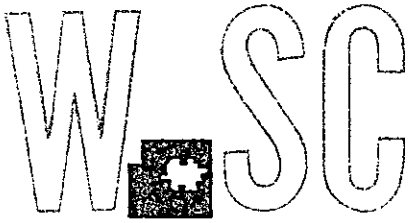
- 3-7. **S/D 98-1-Final Plat of SIMMONS PARK ADDITION**, located on north side of 55th Street South, west of Meridian.  
 Engineer/Agent: Baughman Company, P.A.  
 Acreage: 20 Acre(s)  
 Total Lots: 78 Lot(s)
- 3-8. **S/D 98-18-Final Plat of BUCKHEAD 3RD ADDITION**, located north of Central, west of 119th Street West.  
 Engineer/Agent: Baughman Company, P.A.  
 Acreage: 27.5 Acre(s)  
 Total Lots: 70 Lot(s)
- 3-9. **S/D 98-20-One-Step Final Plat of BALTHROP 2ND ADDITION**, located on north side of Central, east side of Greenwich Road.  
 Engineer/Agent: Professional Engineering Consultants (PEC)  
 Acreage: 13.7 Acre(s)  
 Total Lots: 14 Lot(s)
- 3-10. **D-1725-Dedication of a Utility Easement**, Natalie S. Wilson dedicates a utility easement, located south of Harry Street on west side of Leonine Avenue. Legally described as the east 2 feet of the west 10 feet of the East ½ of Lot 26, and the north 17 feet of east ½ of Lot 27, Freeman Addition, Wichita, Kansas.
- 3-11. **D-1726-Dedication of a Street Right-of-Way**, Natalie S. Wilson dedicates a street right-of-way, located south of Harry Street on west side of Leonine Avenue. Legally described as the east 20 feet of the East ½ of Lot 26, and North 17 feet of East ½ of Lot 27, Freeman Addition, Wichita, Kansas does hereby dedicate the above-described real estate to the public for street right-of-way purposes.

-----  
**ZONING: (The zoning items are advertised to be heard no earlier than 1:30 p.m.)**

4. Case No: DP-128 Amendment #1  
 Request: Amendment to the Brush Creek Community Unit Plan.  
 Existing Zoning: "LC" Limited Commercial & "MF-29" Multi-Family Residential.  
 General Location: Southeast corner of 37th Street North and Woodlawn.  
 -----
5. Case No: CU-467  
 Request: Conditional use to allow government service.  
 Existing Zoning: "LC" Limited Commercial, "GO" General Office, and "MF-29" Multi-Family Residential.  
 General Location: North of Stillwell between Seneca and Handley (1140 S. Seneca).  
 -----
6. Case No: CU-468  
 Request: Conditional use to allow a temporary manufactured home.  
 Existing Zoning: "RR" Rural Residential  
 General Location: ½ mile north of 93rd Street North on Hydraulic (9737 N. Hydraulic).  
 -----
7. Case No: CU-469  
 Request: Conditional use to allow vehicle and equipment sales.  
 Existing Zoning: "LC" Limited Commercial  
 General Location: North of Harry and west of Broadway (1535, 1543 & 1545 S. Broadway).  
 -----
8. Comments on proposed City CIP (Deferred fro 2/26/98 MAPC Meeting).
9. Approval of the FY 1999 Unified Work Program for Transportation Planning.
10. Other Matters.

Marvin S. Krout, Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 13, 1998

Baughman Company, P.A.  
Attn. Phil Meyer  
315 Ellis  
Wichita, KS 67211

Re: S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION

Gentlemen:

At the regular meeting of the MAPC on March 12, 1998, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to conditions stated in our letter of March 6, 1998, with the exception of Item I. Item I shall be replaced with the following:

- A. The existing turnaround at the end of the existing street be retained,
- B. A stop sign be posted north of the existing cul-de-sac for southbound traffic,
- C. A No Outlet sign be posted on Lakeway Circle, and
- D. No Parking Signs shall be posted within the existing cul-de-sac.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

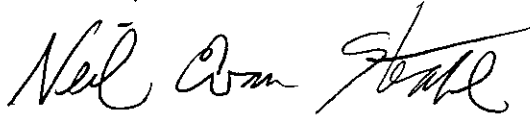


S/D 98-4 -- Final Plat of HORSESHOE LAKE 2ND ADDITION  
March 13, 1998 -- Page 2

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\fb

cc: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. N.,  
Bldg, 1000, Wichita, KS 67226  
Kevin Woodard, Traffic Engineering, Public Workds Department (1-71)  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

# INTEROFFICE MEMORANDUM

(Draft)

**Date:**  
**From:** Kevin Woodard  
**Dept:**  
**Tel No:**

**To:** Mike Lindebak (LINDEBAK\_M)

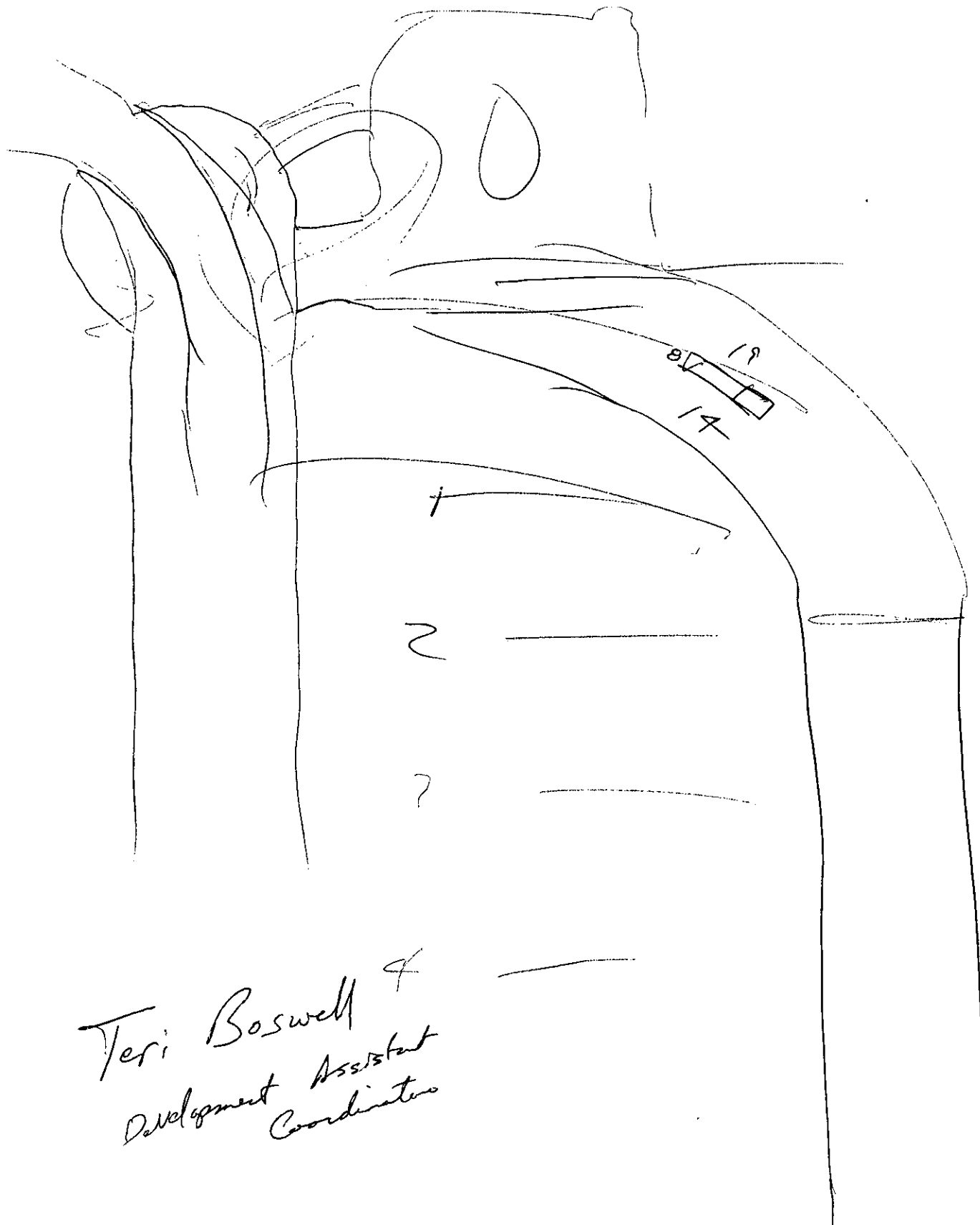
**CC:** Gene Rath (RATH\_G)

**Subject:** Horseshoe Lake Second

Mickey and I need to meet with you to discuss a planning issue. The applicant has proposed extending a street from a cul-de-sac and plans to leave the cul-de-sac as is. The subdivision committee approved this with stipulations including installation of traffic control devices that they recommended. We feel that the cul-de-sac should be removed and the street extended in a normal fashion. Marvin plans to appeal this to the full planning commission and we plan to support him. Mickey and I would like to discuss this with you at your first opportunity. Please contact one or both of us as soon as you can to discuss this or to set up a time when the three of us can discuss it.

Thanks,

Kevin



Teri Boswell  
Development Assistant  
Coordinator

Sign

Caldesac. 1 1/2 years  
More ST Privilege for sign

Mickey, Keep with Horshoe Lake Second Eibs.  
Thomby 3/17/98

Phil Meyer 262-7271  
Horshoe Lake Second

Phil wanted something like

The applicant is not requesting the stop. He agrees to follow the recommendations of the traffic engineer.

Neal ~~that~~ will put this on the green sheet. He will put this on our recommendation.

Neal will word it something like

MAVD recommends stop sign  
we recommend per applicants request  
in accordance with recommendation  
of the traffic engineer.

Neal will advise Murrin.

N. of Central - E of Rock  
Gatewood.

Sec. 3-204

Conditional Approval - Planning

Subdivision Regulations - Cul-De-Sac - Definitions

Turn around

T. M. GRASS

DIXFORD ST

41' B-B

8/1/77

With Mickey

Speak with <sup>Ben</sup> Mike Lindbeck

~~with~~

Joe Lang our atty.

Neil-Planning  
Mutt regarding /egalities

MAPC Thursday 1:30

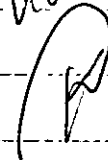
Mickey

Plan

Keep with

related materials.

Thanks

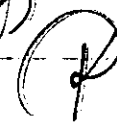


3/10/98

Mickey

Meeting Moved  
From 1:30  
to 2:30

Thurs



# CLOSURE- HORSESHOE LAKE 2<sup>ND</sup> ADDITION

\*\*\*\*\*

L001

\*\*\*\*\*

1		N	5000.000	E	5000.000	S	0+00
	S 89-37'35.0"W		50.000				
2		N	4999.674	E	4950.001	S	0+50.000
	N 00-06'41.0"E		210.030				
3		N	5209.704	E	4950.409	S	2+60.030
	N 39-30'00.0"W		138.500				
4		N	5316.574	E	4862.313	S	3+98.530
	N 15-47'00.0"W		81.000				
5		N	5394.520	E	4840.281	S	4+79.530
	S 62-41'00.0"W		65.000				
6		N	5364.691	E	4782.529	S	5+44.530
	WEST		170.000				
7		N	5364.691	E	4612.529	S	7+14.530
	S 58-04'00.0"W		100.000				
8		N	5311.797	E	4527.663	S	8+14.530
	N 85-37'00.0"W		102.000				
9		N	5319.593	E	4425.961	S	9+16.530
	N 14-38'00.0"W		410.000				
10		N	5716.294	E	4322.382	S	13+26.530
	N 35-07'00.0"E		145.000				
11		N	5834.901	E	4405.792	S	14+71.530
	N 87-55'00.0"E		239.000				
12		N	5843.590	E	4644.634	S	17+10.530
	S 39-57'00.0"E		132.000				
13		N	5742.398	E	4729.394	S	18+42.530
	N 74-24'00.0"E		60.000				
14		N	5758.533	E	4787.184	S	19+02.530
	NORTH		33.000				
15		N	5791.533	E	4787.184	S	19+35.530
	N 47-14'00.0"W		71.000				
16		N	5839.743	E	4735.061	S	20+06.530
	N 06-40'00.0"W		111.000				
17		N	5949.992	E	4722.174	S	21+17.530
	N 26-45'00.0"E		116.000				
18		N	6053.578	E	4774.386	S	22+33.530
	N 19-24'29.0"W		150.970				
19		N	6195.969	E	4724.219	S	23+84.500
	N 89-42'59.0"E		112.100				
20		N	6196.524	E	4836.318	S	24+96.600
	S 39-27'31.0"E		370.490				
21		N	5910.475	E	5071.772	S	28+67.090
	S 00-06'41.0"W		480.050				
PC1		N	5430.426	E	5070.839	S	33+47.140
	R = 50.000	L = 98.674	DEL = -113-04'18.0"				
	T = 75.645	LC = 83.423	N 56-25'28.0"W				
PT1		N	5476.562	E	5001.334	S	34+45.814
	null distance and bearing						
PC2		N	5476.562	E	5001.334	S	34+45.814
	R = 50.000	L = 116.370	DEL = -133-21'01.0"				
	T = 115.960	LC = 91.827	S 00-21'52.5"W				
PT2		N	5384.736	E	5000.750	S	35+62.184
	S 00-06'42.0"W		384.737				
1		N	5000.000	E	5000.000	S	39+46.920
	LENGTH=	3946.920	AREA=	434501.713	SF	9.975	ACRES